Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE, 10th Fl.
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 488464 DEEDWARR
10/02/2020 11:34:30 AM 5 pgs
Fees: $28.00 Taxes: $1,602.10
20201002-0114186

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
9001 Cypress Waters Blvd, Suite 3-B
Coppell, TX 75019-4786

Property Appraiser's Parcel ID #:
126-15-0A-330.00-CO
File Number: 2007-TN-104504
Consideration: $433,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 1st day of Oct, 2020,

by and between the grantor, **Darrell J. Ozment Jr. and Denise L. Ozment, husband and wife**

and the grantee, **SPH Property Three, LLC, a Delaware limited liability company** whose address is: 4343 N Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Four Hundred Thirty Three Thousand Dollars and No Cents ($433,000.00)**

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

See attached Exhibit A

Commonly known as: 1216 Beautiful Valley Court, Nashville, TN 37221

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Darrell J. Ozment Jr.

Denise L. Ozment

State of TN)
ss
County of Davidson)

On this 1st day of October, 2020 before me personally appeared Darrell J. Ozment Jr. and Denise L. Ozment, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Darrell J. Ozment Jr. and Denise L. Ozment executed the same as their free act and deed.

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Ann Stathos Donnell

Printed Name

My commission expires: 09/02/24

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 433,000 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property Three, LLC,
a Delaware limited liability company

By: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 1st, of October,
2020 by Amy Downey, Authorized Signor , SPH Property One, LLC, a Delaware limited liability company.

Notary Public

KELLI JACKSON

Printed Name

My commission expires: 4/26/22

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Exhibit A
Legal Description

Being Lot 33, on the Plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument #20040806-0094780, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
Being the same property conveyed to Darrell J. Ozment Jr. and Denise I. Ozment by Warranty Deed from Corey Thomas Duke and Hilary Hiland Duke recorded on July 7, 2006 in 20060707-0081804 in the Register's Office of Davidson County, TN.

Parcel ID No: 126-15-0A-330.00-CO

For information purposes only: 1216 Beautiful Valley Court, Nashville, TN 37221

Mail Tax Statements to:
SPH Property Three, LLC, a Delaware limited liability company
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address:
SPH Property Three, LLC, a Delaware limited liability company
4343 N Scottsdale Rd, Ste 390
Scottsdale, AZ 85251

True Copy Certification

I, Amir Saleem, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

County of Dallas

Personally appeared before me, Kelli Jackson, a notary public for this county and state, Amir Saleem who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Notary's Signature

My Commission Expires: 4/26/22

Notary' Seal (if on paper)